

**SECOND AMENDMENT  
TO  
VOLUNTARY CLEANUP CONTRACT  
14-5044-NRP**

**IN THE MATTER OF  
CHARLESTON NAVAL BASE – PARCEL 1B-1, CHARLESTON COUNTY  
and  
CITY OF NORTH CHARLESTON**

**WHEREAS**, on August 11, 2014, the City of North Charleston (“City”) entered into Voluntary Cleanup Contract 14-5044-NRP (“VCC”) with the South Carolina Department of Health and Environmental Control (“Department”) pursuant to the Brownfields/Voluntary Cleanup Program, S.C. Code Ann. § 44-56-710 et. seq. (as amended); the South Carolina Hazardous Waste Management Act (HWMA), S.C. Code Ann. § 44-56-10, et. seq. (as amended), the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. §§ 9601, et seq., and the South Carolina Pollution Control Act, § 48-1-10 et. seq., with respect to the certain parcels of property located at the former Charleston Naval Complex, North Charleston, South Carolina (“CNC”). This Contract initially addressed the transfer of approximately 62 acres to the City.

**WHEREAS**, the First Amendment to the Contract included an additional conveyance of approximately 7 acres from the South Carolina Department of Commerce Division of Public Railways d/b/a Palmetto Railways (Palmetto Railways). The Property is identified by Tax Map Serial Number 400-00-00-217.

**WHEREAS**, the City is now prepared to receive an additional conveyance of approximately 31 acres from the South Carolina Department of Commerce Division of Public Railways d/b/a Palmetto Railways (Palmetto Railways). The Property is identified by Tax Map Serial Numbers 400-00-00-047 (approx. 7.3 acres), 400-00-00-072 (approx. 1.35 acres) and 400-00-00-109 (approx. 22.72 acres).

Based on the information known by or provided to the Department, the following findings are asserted for purposes of this Contract:

Owners and Operators: The owners and operators of the Property include the following:

TMS No. 400-00-00-047

South Carolina Department of Commerce, Division of Public Railways d/b/a Palmetto Railways	2010 – Present
CHSA, LLC	2010 - 2010
Navy Yard at Noisette, LLC	2006 - 2010
The Noisette Company, LLC	2003 – 2006
The City of North Charleston	2003 – 2003
Charelston Naval Complex Redevelopment Authority	2000 – 2003
United States of America	Prior to 2000

TMS No. 400-00-00-072

South Carolina Department of Commerce, Division of Public Railways d/b/a Palmetto Railways	2010 – Present
CHSA, LLC	2010 - 2010
Navy Yard at Noisette, LLC	2006 - 2010
The Noisette Company, LLC	2004 – 2006
The City of North Charleston	2004 – 2004
Charelston Naval Complex Redevelopment Authority	2003 – 2004
United States of America	Prior to 2003

TMS No. 400-00-00-109

South Carolina Department of Commerce, Division of Public Railways d/b/a Palmetto Railways	2010 – Present
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CHSA, LLC	2010 - 2010
Navy Yard at Noisette, LLC	2006 - 2010
The Noisette Company, LLC	2005 – 2006
The City of North Charleston	2005 – 2005
Charelston Naval Complex Redevelopment Authority	2005 – 2005
United States of America	Prior to 2005

Parcel 1B-2 is bounded generally to the north by Chem-Marine Corporation; to the east by the Cooper River; to the south by Noisette Creek, wetlands and undeveloped vacant tracts; and to the west by Government Printing Services and Coast Brewing Company.

The Property is currently developed with 10 structures used by various tenants for a variety of commercial and industrial purposes including a garage / general workshop, metal working, wood working, laydown hanger, biodiesel production, and warehousing. The Property will be developed as part of the City's master redevelopment plan and will primarily be redeveloped for commercial/retail use.

The following Solid Waste Management Units (SWMUs) and Area of Concern (AOC) were identified on the Property: SWMU 1 (Defense Reutilization Marketing Office (DRMO) Storage Area), SWMU 2 (Lead Contaminated Area), SWMU 38 (Miscellaneous Storage), SWMU 39 (Petroleum, Oil, and Lubricant (POL) Drum Storage), SWMU 40 (Building 1640 DRMO), SWMU 37 (Zone L, Sanitary Sewer System), and AOC 504 (Zone L, Railroad System).

SWMU 1 is located in the northeastern portion of the Property on parcel 400-00-00-109. SWMU 1 is in the former area of DRMO Building 1617. This building was used as property storage for local armed forces activities including hazardous wastes until the

early 1990s. The Department issued a No Further Action (NFA) status for SWMU 1 on February 2, 2002.

SWMU 2 is located in the northern portion of the Property and encompasses SWMU 1. SWMU 2 is in an area formerly used to store recovered lead from lead-acid submarine batteries from the mid-1960s until 1984. In 1999, the US Navy removed and disposed of approximately 1,366 tons of debris as non-hazardous waste and approximately 8,320 tons of impacted soil and concrete as hazardous waste. In 2002, the US Navy performed an additional soil removal of approximately 102 tons of lead-impacted soil and debris as non-hazardous waste. Soil samples collected by the US Navy indicated that remaining soil immediately outside the excavation area exhibited lead concentrations less than the target cleanup level of 400 mg/kg. Based on the completion of the corrective actions, the Department issued a NFA status for SWMU 2 on February 2, 2002. Although the Department issued NFAs for SWMUs 1 and 2, the SWMUs 1 and 2 area is subject to land use controls (LUCs) per the RCRA Permit.

SWMU 38 is located in the northern portion of the Property. SWMU 38 and the surrounding area were used as a storage yard associated with Buildings 1604 and 1605 for approximately 50 years. Routine pesticide applications prior to 1970 included DDT-based pesticides. The US Navy identified pesticides, PCBs, and metals as contaminants of concern (COCs) in soil and metals and pesticides as COCs in groundwater. In 1997 and 1998, the US Navy removed and disposed of approximately 503 cubic yards of pesticide-impacted soil as non-hazardous waste and approximately 16 cubic yards of pesticide-impacted soil as hazardous waste. The US Navy subsequently identified PCBs as remaining COCs in soil and pesticides as remaining COCs in groundwater. In 2002, the US Navy removed approximately 109 tons of PCB-impacted soil and debris as non-hazardous waste. Additionally, the US Navy performed chemical treatment of pesticide-impacted groundwater via injection of hydrogen peroxide into the subsurface. Soil and groundwater samples collected by the US Navy indicated that remaining soil immediately outside the excavation area exhibited PCB

concentrations less than the target cleanup level of 1 mg/kg and groundwater exhibited acceptable pesticide concentrations. The Department granted a NFA status for SWMU 38 on March 25, 2003; however, the SWMU 38 area remains subject to LUCs per the RCRA Permit.

SWMU 39 is located on the northwestern portion of the Property. This area is a former outdoor storage area for petroleum, oil, and lubricant drums along the north wall of former Building 1604. The US Navy identified chlorinated solvents as COCs in groundwater. A Corrective Measures Implementation Plan (CMIP) is in place and groundwater monitoring is currently ongoing. In the most recent annual groundwater monitoring event for 2016 conducted by CH2M, the extent of the groundwater plume has remained unchanged. SWMU 39 is subject to LUCs per the RCRA Permit including dig permits before any ground disturbance, no groundwater use, no disturbance of existing groundwater monitoring wells, and no residential/agricultural use.

SWMU 40 was located in Building 1640 where hazardous wastes were stored prior to shipment for disposal. Building 1640 is believed to have been constructed in 1989 to contain releases of hazardous wastes stored in the building. No evidence of spills or releases were identified during a site survey conducted by the US Navy in 1994. As such, the US Navy did not further investigate potential releases of hazardous wastes to the environment at SWMU 40. The SWMU 40 area is subject to LUCs per the RCRA Permit.

SWMU 37 is the base-wide sanitary sewer system (including septic systems and oil/water separators (“OWSs”)) and AOC 504 is the base-wide railroad system. The assessment performed by the US Navy addressed SWMU 37 and AOC 504 concurrently. The Department granted a NFA status for SWMU 37 and AOC 504 on July 20, 2001.

**WHEREAS**, the parties hereto now desire to amend the VCC to include and address the Property as described more fully in Appendix A.

**NOW THEREFORE IT IS AGREED**, that Voluntary Cleanup Contract 14-5044-NRP is hereby amended to include and address the approximately 31 acres as described in Appendix A by the inclusion of the following modifications and additional terms:

**ASSESSMENT OF ENVIRONMENTAL MEDIA**

1. Assess soil quality across the Property:
  - a. The City shall collect and analyze a minimum of 16 soil samples from 10 locations on the Property. The City shall collect one surface soil sample (0-1 foot below ground surface) and one subsurface soil sample (2-foot minimum depth) from the following locations:
    - i. Two subsurface soil samples near the Building 1656 Oil-Water Separator (Phoenix Transit and Logistics);
    - ii. Two subsurface soil samples near the suspected location of the former underground storage tanks associated with Building 135 (Charleston Cool Bus).
    - iii. One location near the used oil totes associated with the Fishers Recycling;
    - iv. Three locations within the boat / debris storage along the northern boundary of the Property adjacent to the Odfjell property.
    - v. Two locations near the Southwest Biodiesel facility.
  - b. Each surface soil sample shall be analyzed for TAL-Metals and SVOCs. Each subsurface sample shall be analyzed for TAL-Metals, VOCs and SVOCs. A minimum of 1 surface and 1 subsurface sample from within debris area located on the northern Property boundary shall be analyzed for the full EPA-TAL and EPA-TCL.

- c. Soil quality results shall be compared to the Residential and Industrial Screening Levels and to the applicable Protection of Groundwater SSL.

2. Assess groundwater quality:

- a. The City shall collect a groundwater sample from the following existing monitoring wells on the Property:
  - i. A39GW011, A39GW008, A38GW001, A502GW0003, A502GW0001, A39GW025, and A039GW30I.
- b. Samples from all groundwater monitoring wells shall be analyzed for TAL-Metals, VOCs and SVOCs. In addition, the sample collected from 039GW016 shall be analyzed for the full EPA-TAL (includes cyanide) and EPA-TCL.
- c. Groundwater quality results shall be compared to the primary maximum contaminant level (MCL) standards in the South Carolina State Primary Drinking Water Regulations, R.61-58, or, if not specified in R.61-58, to the Regional Screening Tables values for "Tapwater."

**FURTHER IT IS AGREED** that this Second Amendment in no way is intended to or does affect VCC 14-5044-NRP except as specifically provided herein and such VCC remains in full force and effect subject to this Second Amendment.

**SIGNATORS**

The signatories below hereby represent that they are authorized to and do enter into this contract on behalf of their respective parties.

**[Remainder of page left blank]**

THE SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

\_\_\_\_\_  
Daphne Neel, Chief  
Bureau of Land and Waste Management

DATE: \_\_\_\_\_

\_\_\_\_\_  
Approved by Office of General Counsel

DATE: \_\_\_\_\_

THE CITY OF NORTH CHARLESTON

BY:

*R. Keith Summey*

DATE: 5/25/18

R. KEITH SUMMEY Mayor  
Printed Name and Title

# **APPENDIX A**

May 2, 2018

Joan W. Hartley  
Special Counsel  
Admitted in SC, NC

**HAND DELIVERY**

**RECEIVED**

**MAY 02 2018**

SC Department of  
Health & Environmental Control

Mr. Robert Hodges  
South Carolina Department of Health  
and Environmental Control  
Bureau of Land and Waste Management  
2600 Bull Street  
Columbia, South Carolina 29201

**Re: City of North Charleston  
VCC Application for Second Amendment to VCC 14-5044-NRP  
Parcel 1B-1, Former Charleston Naval Base**

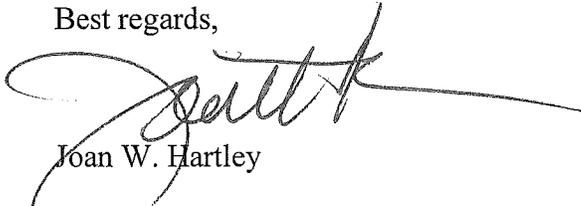
Dear Robert:

Charleston  
Charlotte  
**Columbia**  
Greensboro  
Greenville  
Hilton Head  
Myrtle Beach  
Raleigh

On behalf of the City of North Charleston, enclosed please find a Non-Responsible Party Application for Voluntary Cleanup Contract for the above-referenced property ("Property"). This property adjoins the property included in VCC 14-5044-NRP. Therefore, the City is requesting an amendment of the VCC to include this additional property. Enclosed is an April 16, 2018 Report on a Phase I Environmental Site Assessment conducted by S&ME in hard copy and electronic form.

If you have any questions, please call me. As always, we look forward to working with you on this matter.

Best regards,

  
Joan W. Hartley  
Enclosures

cc: City of North Charleston



## Non Responsible Party Application for Voluntary Cleanup Contract

**I. Applicant Information**

1. Applicant is a:  Single Entity     Co-Entity (Each Co-Entity must complete items 1-8)
2. Applicant Type:  Private Individual /Sole Proprietorship     For-profit Business (Corp., Partnership, etc.)     Tax-Exempt Trust/ Corporation/ Organization     Government / Other Public Funded Entity

3. Applicant's Legal Name City of North Charleston

4. Contract Signatures for this Applicant

a. Authorized Signatory

R. Keith Summey	Mayor	mayor@northcharleston.org
Name 2600 City Hall Lane	Title 843-740-2504	Email
Address North Charleston	Phone1 SC	Phone2 29406
City	State	Zip

b. Other Signatories     None

Name	Title	Phone	Email	Signature Required On Contract?
		( ) -		<input type="checkbox"/>
		( ) -		<input type="checkbox"/>
		( ) -		<input type="checkbox"/>

5. Physical Location of Applicant's Headquarters

Same as above

Street address	Suite Number
City	State
	Zip

6. Mailing address:     Same as Authorized Signatory    Go to question 7

Contact person (If different from Authorized Signatory)	Title
Street Number or PO Box	Phone1
	Phone 2
City	State
	Zip
	Email

7. Company Structure Information  Not-applicable (Local Government, Sole Proprietorship, Private Individual) - Go to Question #8

a. Company is Incorporated/ Organized/ Registered in \_\_\_\_\_ (state)

b. List all principals, officers, directors, controlling shareholders, or other owners with >5% ownership interest.

*Attach additional pages if needed.*

Name	Name

c. Is the applicant a subsidiary, parent or affiliate of any other business organization not otherwise identified on this form?

Yes     No

d. If yes, identify all affiliations: \_\_\_\_\_

8. Non-Responsible Party Certification

By signature below, it is affirmed that no person or entity identified anywhere above:

1. Is a current owner of the property
2. Is a Responsible Party for the site
3. Is a parent, successor, or subsidiary of any Responsible Party or owner of the property
4. Has had any involvement with the property in the past other than activities performed in anticipation of participation in the

Voluntary Cleanup Program

Authorized Signatory	Co Signatories

**II. Property Information**

9. Location

a. Physical Address Avenue B North

b. County Charleston

c.  Property is outside any municipal boundaries       Property is inside the municipal limits of North Charleston  
(town/city)

10. List any Companies or Site names by which the Property is known

Former Charleston Naval Base

11. Total Size of Property Covered by this Contract approx. 31 Acres

12. How many parcels comprise the Property? 3 parcels

13. Current Zoning (general description)

Planned Development District

14. a. Does the property have any above- or below-ground storage tanks?  Yes    No

b. If Yes, provide information on the number and capacity of the tanks, their contents, and whether they will be retained, or closed and/or removed.

There are four diesel ASTs on the property. The applicant will remove the ASTs prior to redevelopment of the property.

15. Parcel Information <i>Complete the information below for each Parcel (attach additional sheets if needed)</i>			
<p>a. Tax Map Parcel# <u>400-00-00-047</u></p> <p>b. Acreage <u>approx. 7.3</u></p> <p>c. Current Owner <u>SC Dept. of Commerce</u></p> <p>d. Owner Mailing Address <u>540 East Bay Street</u> <u>Charleston, SC 29403</u></p> <p>e. Contact Person for Access <u>Adam MacConnell</u></p> <p>f. Access Person's Phone # <u>843-740-5821</u></p> <p>g. Is Parcel Currently Vacant? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>h. Buildings on the parcel? (check all that apply)  <input type="checkbox"/> None  <input type="checkbox"/> Demolished/Ruins  <input type="checkbox"/> Intact, To be demolished  <input checked="" type="checkbox"/> Intact, To be re-used</p> <p>i. Business/facility operations  <input type="checkbox"/> Never Operated on the parcel  <input type="checkbox"/> Not operating since _____ (approx date)  <input type="checkbox"/> In operation: nature of the business _____</p>	<p>a. Tax Map Parcel# <u>400-00-00-072</u></p> <p>b. Acreage <u>approx. 1.35</u></p> <p>c. Current Owner <u>SC Dept. of Commerce</u></p> <p>d. Owner Mailing Address _____</p> <p>e. Contact Person for Access _____</p> <p>f. Access Person's Phone # _____</p> <p>g. Is Parcel Currently Vacant? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>h. Buildings on the parcel? (check all that apply)  <input checked="" type="checkbox"/> None  <input type="checkbox"/> Demolished/Ruins  <input type="checkbox"/> Intact, To be demolished  <input type="checkbox"/> Intact, To be re-used</p> <p>i. Business/facility operations  <input checked="" type="checkbox"/> Never Operated on the parcel  <input type="checkbox"/> Not operating since _____ (approx date)  <input type="checkbox"/> In operation: nature of the business _____</p>		
<p>a. Tax Map Parcel# <u>400-00-00-109</u></p> <p>b. Acreage <u>approx. 22.72</u></p> <p>c. Current Owner <u>SC Dept. of Commerce</u></p> <p>d. Owner Mailing Address _____</p> <p>e. Contact Person for Access _____</p> <p>f. Access Person's Phone # _____</p> <p>g. Is Parcel Currently Vacant? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>h. Buildings on the parcel? (check all that apply)  <input type="checkbox"/> None  <input type="checkbox"/> Demolished/Ruins  <input type="checkbox"/> Intact, To be demolished  <input checked="" type="checkbox"/> Intact, To be re-used</p> <p>i. Business/facility operations  <input type="checkbox"/> Never Operated on the parcel  <input type="checkbox"/> Not operating since _____ (approx date)  <input type="checkbox"/> In operation: nature of the business _____</p>	<p>a. Tax Map Parcel# _____</p> <p>b. Acreage _____</p> <p>c. Current Owner _____</p> <p>d. Owner Mailing Address _____</p> <p>e. Contact Person for Access _____</p> <p>f. Access Person's Phone # _____</p> <p>g. Is Parcel Currently Vacant? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>h. Buildings on the parcel? (check all that apply)  <input type="checkbox"/> None  <input type="checkbox"/> Demolished/Ruins  <input type="checkbox"/> Intact, To be demolished  <input type="checkbox"/> Intact, To be re-used</p> <p>i. Business/facility operations  <input type="checkbox"/> Never Operated on the parcel  <input type="checkbox"/> Not operating since _____ (approx date)  <input type="checkbox"/> In operation: nature of the business _____</p>		
<p>a. Tax Map Parcel# _____</p> <p>b. Acreage _____</p> <p>c. Current Owner _____</p> <p>d. Owner Mailing Address _____</p> <p>e. Contact Person for Access _____</p> <p>f. Access Person's Phone # _____</p> <p>g. Is Parcel Currently Vacant? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>h. Buildings on the parcel? (check all that apply)  <input type="checkbox"/> None  <input type="checkbox"/> Demolished/Ruins  <input type="checkbox"/> Intact, To be demolished  <input type="checkbox"/> Intact, To be re-used</p> <p>i. Business/facility operations  <input type="checkbox"/> Never Operated on the parcel  <input type="checkbox"/> Not operating since _____ (approx date)  <input type="checkbox"/> In operation: nature of the business _____</p>	<p>a. Tax Map Parcel# _____</p> <p>b. Acreage _____</p> <p>c. Current Owner _____</p> <p>d. Owner Mailing Address _____</p> <p>e. Contact Person for Access _____</p> <p>f. Access Person's Phone # _____</p> <p>g. Is Parcel Currently Vacant? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>h. Buildings on the parcel? (check all that apply)  <input type="checkbox"/> None  <input type="checkbox"/> Demolished/Ruins  <input type="checkbox"/> Intact, To be demolished  <input type="checkbox"/> Intact, To be re-used</p> <p>i. Business/facility operations  <input type="checkbox"/> Never Operated on the parcel  <input type="checkbox"/> Not operating since _____ (approx date)  <input type="checkbox"/> In operation: nature of the business _____</p>		

**III. Property Redevelopment**

16. Describe the intended re-use of the property:  
(attach additional sheets if necessary)

The Property will be redeveloped as part of the City's master redevelopment plan and will primarily be redeveloped for commercial/retail use.

17. a. Will the future use include any chemical processes, petroleum or chemical storage and handling, on-site waste disposal, or generate any hazardous substances?  Yes  No  
 b. If Yes, identify the substances and discuss steps that will be taken to prevent their release to the environment.

Following the termination of the existing leases, the City does not anticipate the use/storage of chemicals other use and storage of cleaning and light maintenance products to be used in accordance with manufacturer's instructions.

18. Will redevelopment lead to the creation of permanent jobs on the property?  Yes Anticipated Number Unkonwn  
 No

19. Projected Increase to the Tax Base as a result of this redevelopment: \$ Unkonwn

20. a. Will there be Intangible benefits from this redevelopment such as:  
 LEED, Earth Craft, EnergyStar, or similar certification of Sustainable Development  
 Creation / Preservation of Green Space on the Property  
 Deconstruction/ Recycling of demolition or building debris  
 Other Property will be redeveloped as part of the City's master redevelopment plan for the former Naval Base.

b. Please Describe:

21. Anticipated date of closing or acquiring title to the property 05 / 15 / 2018

22. Redevelopment Certification  
 By signature below, the applicant(s) affirm that their proposed use and activities will not knowingly aggravate or contribute to existing contamination or pose significant human health or environmental risks on the property.

Signature(s)

**IV. Project Management And Financial Viability (Co-Entities, refer to instruction sheet)**

23. Environmental Consulting Firm  
 None as of this application date

S&ME				
Company				
620 Wando Park Boulevard	Mt. Pleasant	SC	29403	
Address	City	State	Zip	
Chuck Black	7442	843-884-0005	cblack@smelnc.com	
Project Contact1	S.C PE/PG Reg. #	Phone1	Phone 2	email
Project Contact 2	S.C PE/PG Reg. #	Phone1	Phone 2	email

24. Legal Counsel (Optional)

Nexsen Pruet, LLC

Firm

Joan Hartley

803-540-2129

Attorney

Phone 1

Phone 2

1230 Main Street, Ste. 700

Columbia

SC

29201

jhartley@nexsenpruet.com

Street Number or PO Box

City

State

Zip

email

25. Applicant's Billing Address  Same as Contact person in #6 above Go to question #26

Financial Contact

Title

Company

Phone

Address

City

State

Zip

26. Financial Viability

By signature(s) below, the applicant agrees to:

- 1. Pay the Department's costs upon receipt of invoices for implementing the Voluntary Cleanup Program for this Property, and
- 2. Provide financial statements, if requested, to document financial viability to conduct the response actions on the Property.

Waiver Requested (Check Box if applicable)

The applicant is a Local Government or qualifies as a 501(c) Non-Profit Organization, and requests waiver of some Departmental costs of implementing this contract.

Signatures

V. Application Completion (The following are required along with this form. Check applicable boxes)

27. The Legal Description of the Property is attached as a:  Plat Map  Metes and Bounds Text  Both

28. The Phase I Environmental Site Assessment Report is attached as a:

New report completed in the past six months by S&ME

(Name of Environmental Firm)

Older report updated in the past six months by

(Name of Environmental Firm)

29. Environmental sampling data and other reports: (check one)

The Applicant is not aware of any environmental testing on the property

The Applicant believes the Department already has all environmental data in its files on: Charleston Naval Base

(Site Name)

The Following reports are attached:

Report Date

Report Name

Environmental Firm

30. Mailing addresses of Former Owners, Operators and other Potentially Responsible Parties:(check one)

Enclosed with this Application as an Attachment

Will be submitted along with (or before) the signed contract

31. The applicants attest by signature below that this application is accurate to their best knowledge. Furthermore, the applicants request DHEC evaluate the Property for inclusion in the Brownfields Voluntary Cleanup Program and draft a Non-Responsible Party Contract for the Property.

Signatures(s)

This Section for Department Use Only

Assigned File Name		
Eligible for NRP Contract	Y N	
Assigned File Number		
Assigned Contract Number		

## PROPERTY DESCRIPTION

All that certain piece, parcel or tract of land, together with the improvements thereon, situate, lying in the City of North Charleston, County of Charleston, State of South Carolina; being part of the former Charleston Naval Base; and being more particularly shown and delineated as PARCEL A PORTION OF TMS 400-00-00-047, containing approximately 7.3 acres, on "PROPERTY LINE ADJUSTMENT TMS 400-00-00-045 & TMS 400-00-00-048 (LOT D) SUBDIVISION OF TMS 400-00-00-047 INTO PARCELS A & B, CITY OF NORTH CHARLESTON, FORMER NAVAL BASE COMPLEX by Forsberg Engineering and Surveying, Inc., dated January 7, 2004, and recorded on January 27, 2014, in the office of the RMC for Charleston County, SC, in Plat Book EG at page 856; and having the boundaries and measurements as shown on said plat, attached hereto.

Charleston County TMS No. 400-00-00-047

### AND ALSO:

All that certain piece, parcel or tract of land, together with the improvements thereon, situate, lying in the City of North Charleston, County of Charleston, State of South Carolina; being part of the former Charleston Naval Base; and being more particularly shown and delineated as PARCEL 2, 1.35 ACRES on "REAL ESTATE SUMMARY MAP, CHARLESTON NAVAL BASE COMPLEX, EDC III, NORTH CHARLESTON, SOUTH CAROLINA" by Forsberg Engineering and Surveying, Inc., dated July 19, 2002, and recorded on July 28, 2004, in the office of the RMC for Charleston County, SC, in Plat Book EH at page 275; and having the boundaries and measurements as shown on said plat, attached hereto.

Charleston County TMS No. 400-00-00-072

### AND ALSO:

All that certain piece, parcel or tract of land, together with the improvements thereon, situate, lying and being on the western side of Avenue "D" North (and including a portion of Avenue "D" North and including a portion of Avenue "B" North), in the City of North Charleston, County of Charleston, State of South Carolina; being part of the former Charleston Naval Base; and being more particularly shown and delineated as PARCEL 1B-3, containing approximately 22.724 ACRES, on a "PLAT OF THE SUBDIVISION OF TRACT 1B (36.806 ACRES) CHARLESTON NAVAL BASE COMPLEX EDC IV TO CREATE TRACTS 1B-1 (7.013 AC.), 1B-2 (7.069 AC.) & 1B-3 (22.724 AC.)" prepared for South Carolina Department of Commerce, Public Railways Division by Thomas & Hutton, dated August 5, 2015, and recorded on October 14, 2015, in the office of the RMC for Charleston County, SC, in Plat Book L15 at page 0486; and having the boundaries and measurements as shown on said plat, attached hereto.

Charleston County TMS No. 400-00-00-109

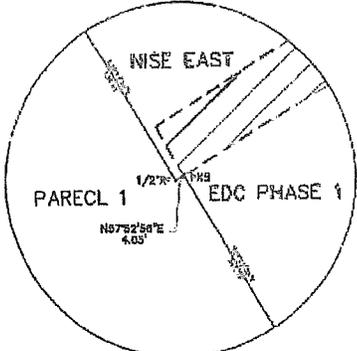
R H 5068113

**PLANNING AND RUC USE ONLY**

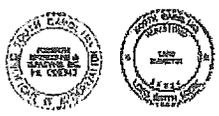
APPROVED PLAN  
 DATE: 7-28-2004  
 BY: W. R. H.  
 Planning Director  
 City of North Charleston

Charleston South Carolina  
 Office of Regional Growth Management  
 1015 International Blvd., Suite 1000  
 Charleston, SC 29403  
 City of North Charleston  
 Original Plan to: Edc Phase 1, North Charleston

*Chris [Signature]*  
 Region 10 Planning Director

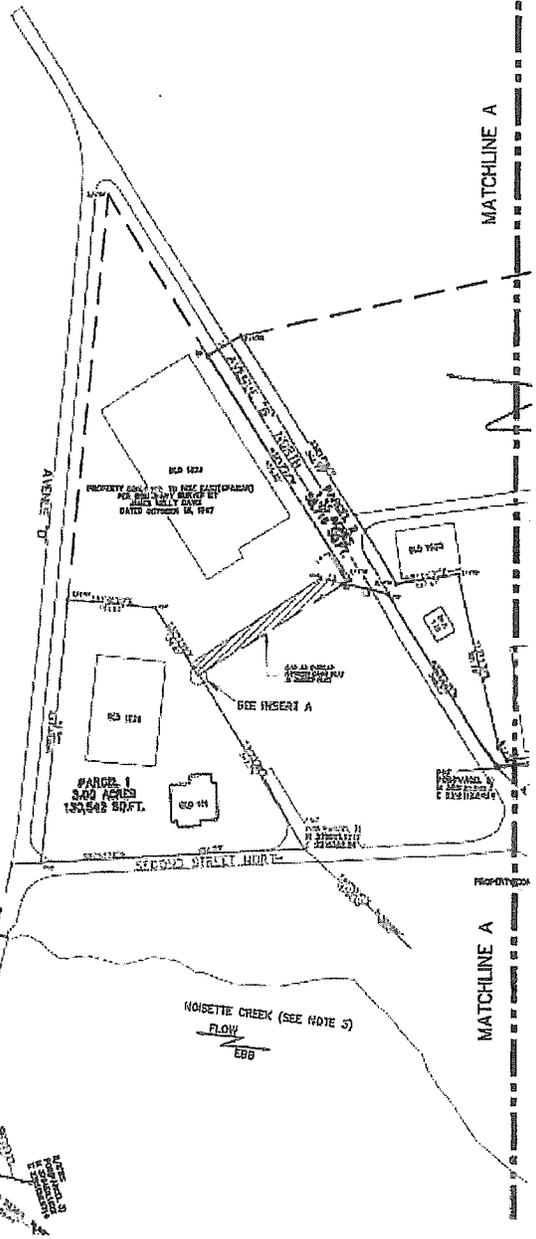
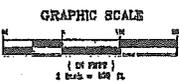


INSERT A  
N.T.S.



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY DATA AND THIS INSTRUMENT CONTAIN NO MATERIAL MISSTATEMENTS OF FACT OR OF OPINION, AND THAT I AM A duly Licensed Professional Engineer and Surveyor in the State of South Carolina.

*W. R. H.*  
7/19/02

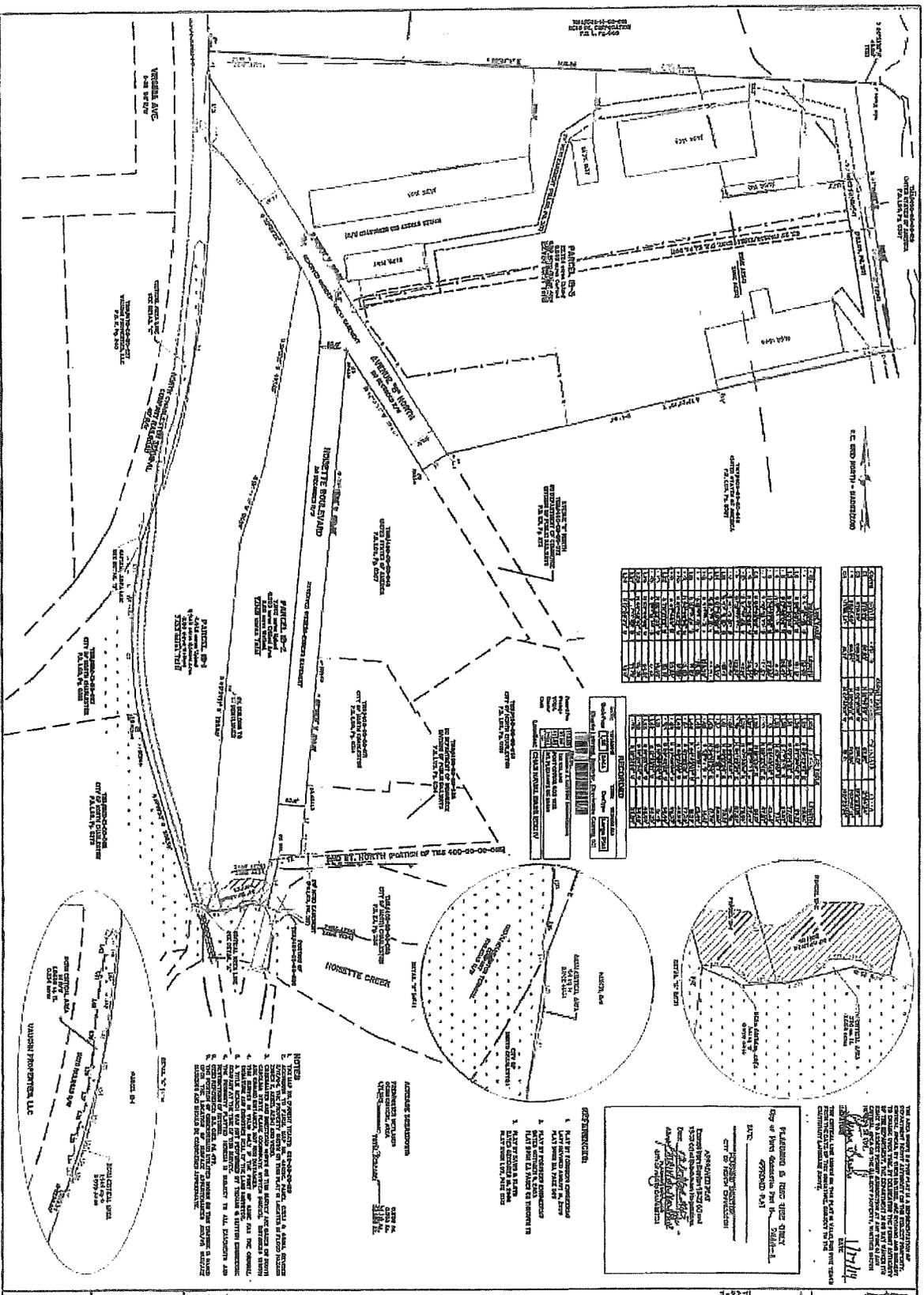


**FORSBERG ENGINEERING AND SURVEYING, INC.**  
 1457 BAYVIEW BLVD. SUITE 6  
 CHARLESTON, SOUTH CAROLINA 29405  
 (843) 799-2222 FAX (843) 675-1111  
 CIVIL ENGINEERING, SURVEYING AND LAND PLANNING

THIS SURVEY WAS ORIGINALLY DRAWN ON A 30"x42" SHEET TO MEET THE REQUIREMENTS OF SOUTHERN OMBSON NAVAL FACILITIES ENGINEERING COMMAND. IN ORDER TO MEET THE SIZE REQUIREMENTS OF THE CHARLESTON COUNTY RSD OFFICE THE SURVEY WAS REDRAWN ACCORDINGLY.

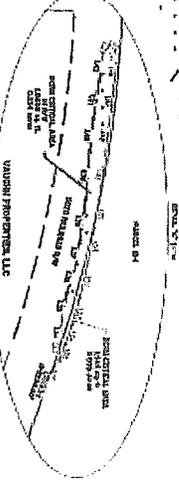
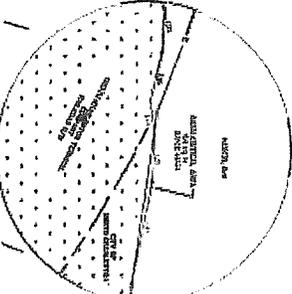
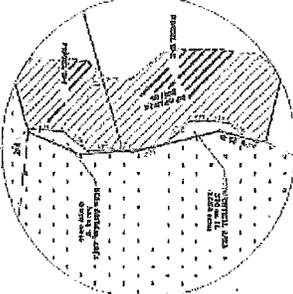
APPROVED BY THE CITY <b>SOUTHERN DIVISION</b>	
REAL ESTATE DIVISION CHARLESTON NAVAL BASE COMPLEX EDC PHASE 1 NORTH CHARLESTON, SOUTH CAROLINA	DATE: 7/28/04 BY: W. R. H. TITLE: PLANNING DIRECTOR
DATE: 7/28/04 BY: W. R. H. TITLE: PLANNING DIRECTOR	DATE: 7/28/04 BY: W. R. H. TITLE: PLANNING DIRECTOR





TRACT	AREA (AC)	OWNER	REMARKS
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TRACT	AREA (AC)	OWNER	REMARKS
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THESE PLANS WERE PREPARED BY THE ENGINEER/ARCHITECT/PLANNER/CONSULTANT FIRM OF RECORD FOR THE PROJECT AND THE ENGINEER/ARCHITECT/PLANNER/CONSULTANT FIRM OF RECORD HAS REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF KANSAS CITY, MISSOURI. THE ENGINEER/ARCHITECT/PLANNER/CONSULTANT FIRM OF RECORD DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN NOR THE COMPLETION OF THE PROJECT IN ACCORDANCE WITH THE PLANS. THE ENGINEER/ARCHITECT/PLANNER/CONSULTANT FIRM OF RECORD IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE PLANS.

**PREPARED BY:** [Name]  
**DATE:** [Date]  
**CITY OF KANSAS CITY, MISSOURI**

**NOTES:**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAILROAD UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CANAL UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DITCH UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRENCH UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CUT UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE FILL UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE EASEMENT UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
13. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPERTY UNLESS OTHERWISE NOTED.
14. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SITE UNLESS OTHERWISE NOTED.
15. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROJECT UNLESS OTHERWISE NOTED.

**DEFINITIONS:**

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**THOMAS & HUTTON**  
 401 Barber Street, Suite 100  
 St. Louis, MO 63102  
 P: (314) 241-1234 F: (314) 241-5678  
 www.thomasandhutton.com

**PLAY OF THE SUBDIVISION OF TRACT 1B (34,800 AC.)**  
 THIS 400-00-01-109  
 CRAWFORD MANALISE  
 CONVEYANCE  
 TO THE CITY OF KANSAS CITY, MISSOURI  
 IS 1B-1 (240) A-1, 1B-2 (240) A-2, 1B-3 (240) A-3  
 & 1B-4 (240) A-4

**S.C. DEPARTMENT OF COMMERCE PUBLIC UTILITIES DIVISION**

Prepared for a bonded project.

**LEGEND:**

- 1. 100' PER CENT OF ROAD EASEMENT
- 2. 50' PER CENT OF ROAD EASEMENT
- 3. 25' PER CENT OF ROAD EASEMENT
- 4. 12.5' PER CENT OF ROAD EASEMENT
- 5. 6.25' PER CENT OF ROAD EASEMENT
- 6. 3.125' PER CENT OF ROAD EASEMENT
- 7. 1.5625' PER CENT OF ROAD EASEMENT
- 8. 0.78125' PER CENT OF ROAD EASEMENT
- 9. 0.390625' PER CENT OF ROAD EASEMENT
- 10. 0.1953125' PER CENT OF ROAD EASEMENT
- 11. 0.09765625' PER CENT OF ROAD EASEMENT
- 12. 0.048828125' PER CENT OF ROAD EASEMENT
- 13. 0.0244140625' PER CENT OF ROAD EASEMENT
- 14. 0.01220703125' PER CENT OF ROAD EASEMENT
- 15. 0.006103515625' PER CENT OF ROAD EASEMENT
- 16. 0.0030517578125' PER CENT OF ROAD EASEMENT
- 17. 0.00152587890625' PER CENT OF ROAD EASEMENT
- 18. 0.000762939453125' PER CENT OF ROAD EASEMENT
- 19. 0.0003814697265625' PER CENT OF ROAD EASEMENT
- 20. 0.00019073486328125' PER CENT OF ROAD EASEMENT
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- 22. 0.0000476837158203125' PER CENT OF ROAD EASEMENT
- 23. 0.00002384185791015625' PER CENT OF ROAD EASEMENT
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- 46. 0.00000000000284217094304025096606314453125' PER CENT OF ROAD EASEMENT
- 47. 0.00000000000142108547152012548303172265625' PER CENT OF ROAD EASEMENT
- 48. 0.0000000000007105427357600627415158611315625' PER CENT OF ROAD EASEMENT
- 49. 0.00000000000035527136788003137075793056578125' PER CENT OF ROAD EASEMENT
- 50. 0.000000000000177635683940015535378965282890625' PER CENT OF ROAD EASEMENT

**VICINITY MAP**

**Ownership History**  
**VCC Application for the City of North Charleston**  
**Former Charleston Naval Base**

**TMS No. 400-00-00-047**

South Carolina Department of Commerce, Division of Public Railways d/b/a Palmetto Railways 540 East Bay Street Charleston, SC 29403	2010 – Present
CHSA, LLC c/o Robert E. Stepp Sowell Gray Stepp & Laffiette, LLC P.O. Box 11449 Columbia, SC 29201	2010
Navy Yard at Noisette, LLC (dissolved)	2006 – 2010
The Noisette Company, LLC (dissolved)	2003 – 2006
The City of North Charleston	2003
Charleston Naval Complex Redevelopment Authority 1096 Navy Way North Charleston, SC 29405	2000 - 2003
United States of America	Prior to 2000

**TMS No. 400-00-00-072**

South Carolina Department of Commerce, Division of Public Railways d/b/a Palmetto Railways	2010 – Present
CHSA, LLC	2010
Navy Yard at Noisette, LLC (dissolved)	2006 – 2010
The Noisette Company, LLC (dissolved)	2004 – 2006
The City of North Charleston	2004
Charleston Naval Complex Redevelopment Authority	2003 - 2004
United States of America	Prior to 2003

**TMS No. 400-00-00-109**

South Carolina Department of Commerce, Division of Public Railways d/b/a Palmetto Railways	2010 – Present
CHSA, LLC	2010
Navy Yard at Noisette, LLC (dissolved)	2006 – 2010
The Noisette Company, LLC (dissolved)	2005 – 2006
The City of North Charleston	2005
Charleston Naval Complex Redevelopment Authority	2005
United States of America	Prior to 2005